



Hampshire County Council

*Economy, Transport and Environment Department
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<i>Direct Line</i>	0370 779 8679	<i>Your reference</i>	F/22/93160
<i>Date</i>	25 July 2022	<i>Email</i>	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Mixed use development comprising veterinary surgery and 16no. dwellings with vehicular access off Providence Hill and associated car parking, cycle storage, sustainable drainage system, sub station, hard and soft landscaping, acoustic fencing and pedestrian/ cycle links to Providence Hill.

at Land adjoining 4 Brookfield, Providence Hill, Bursledon, Southampton, SO31 8AU(Application No. F/22/93160

Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application in our role as statutory consultee on surface water drainage for major developments.

This response does not reflect the position of Hampshire County Council as the Highway Authority. If there is a potential for the drainage features to be offered for adoption, this will need to be discussed separately with Highways development planning as they might not be considered acceptable by the Highway Authority.

In order to assist applicants in providing the correct information to their Local Planning Authority for planning permission, Hampshire County Council has set out the information it requires to provide a substantive response at <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

*Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI*

The County Council has reviewed the following documents relating to the above application:

- ***PB Flood Risk Assessment and Drainage Strategy 150.5002/FRA&DS/2/ May 2022***
- ***OPUS Ground Investigation Report E-E1663.00 GI/Rev A/ June 2017***

This is a full application on a greenfield site located in Flood Zone 1. There is an ordinary watercourse that runs along the northern boundary of the site. The Ground Investigation Report indicates that the site is on Wittering Formation Clay. Infiltration tests were run, and none were successful. Groundwater strikes were also observed between 2.10- 2.75m bgl. Given this, infiltration is not considered viable and it is intended to discharge surface water from the development to the adjacent ordinary watercourse. The drainage strategy involves discharging site flows through a vortex separate, to remove hydrocarbons, before discharging this into a vegetated detention basin controlled via a hydrobrake discharging at the greenfield QBAR rate of 2.5 l/s. Flows are then allowed to pass through a double swale to improve water quality before being discharged into the ditch. Permeable paving will be provided in the parking and driveway areas. Please note any changes or new structures in the ditch will require Ordinary Watercourse Consent.

In order for us to provide a substantive response, the following information is required:

- **Identify the body likely to undertake maintenance.** While details of maintenance activities have been provided it is not clear what body will be taking on the maintenance of the communal drainage systems. We are aware that at this stage the names of a maintenance company may not be known, however, the type of maintenance body should be. Is it intended to be adopted by the local water company, a maintenance company, or another organisation? Please be aware, that if you intend for the water company or Hampshire Highways to adopt any of the system, we expect to see an agreement in principle at this stage. Once we have confirmation of what type of body will be adopting the drainage (and where necessary confirmation of agreement in principle), the full maintenance details can be conditioned.
- **The micro drainage calculations have not taken account of urban creep.** 10% urban creep should be added to the impermeable area not the 'add flows/ climate change' allowance. The total contributing area used in the calculation is 0.403 ha. However, the impermeable area on site is 0.45ha and with urban creep this rises to 0.495ha. The calculation has not used the correct impermeable area. Please revised these calculations to include urban creep.

- **The permeable paving located in private driveways and parking areas has not been connected into the wider drainage system.** Permeable paving is being used in order to provide some water treatment and attenuation. Given that the permeable paving is located on clay, water will not be able to drain away via infiltration. As a result, some form of drainage connection should be provided from the permeable paving into the wider drainage system. Without this water is likely to just sit and build up in the permeable paving. Lining may also be required in line with best practice to prevent building foundations being detrimentally affected. Please revised the drainage drawings.
- **Exceedance flow routes show flood waters in an exceedance event being directed at properties, in particular plots 8, 9, 14, 15, and 16.** Please confirm whether it would be possible to use local grading to direct exceedance flow routes around properties through driveways and gardens rather than have water building up against the properties. Please confirm whether this is possible. If possible, we are happy to condition this on receipt of a confirmation to this effect.

We require this further information before we can make a decision on whether to recommend to the Local Planning Authority that planning permission is granted.

As a statutory consultee, the County Council has a duty to respond to consultations within **21 days**. The 21-day period will not begin until we have received sufficient information to enable us to provide a meaningful response.

Please ensure all data is sent to us via the relevant Local Planning Authority.

If you require additional guidance on providing the correct information, we recommend you use our **Surface Water Management Pre-application service** which will enable discussions with the reviewing engineer and scope out works that would address the points raised. For full details, please visit: <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning> and click on [pre-application advice request form](#).

This response has been provided using the best knowledge and information submitted by the applicant as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,



Flood and Water Management Team
Economy, Transport & Environment Department,

Hampshire County Council, 1st Floor, Ell Court West,
The Castle, Winchester, Hampshire SO23 8UD

Web:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding>

General guidance for the application

It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at:

<https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption.

Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.

Works in relation to ordinary watercourses

PLEASE NOTE: *If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required. **This consent is required as a separate permission to planning.***

Information on ordinary watercourse consenting can be found at the following link

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/c/hangewatercourse>

It is strongly recommended that this information is reviewed before Land Drainage consent application is made.

*For guidance on providing the correct information, we recommend you use our **Ordinary Watercourse Consents Pre-application service** and help avoid delays occurring at the formal application stage. A Pre-application service for Ordinary Watercourse Consents is available, allowing consents to go through in a smoother, often more timely manner. For full information please visit:*

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/c/hangewatercourse>